

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 12, 1970

Appeal No. 10500 Conference of Major Superiors of Women, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of August 18, 1970.

ORDERED:

That the appeal for variance from the use provisions of the R-5-B District to permit non-profit organization at 2158 Florida Avenue, NW., Lot 20, Square 66, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The subject property is improved with a four (4) story brick building which was occupied by a religious order.
3. Appellant proposes to use subject property as offices for Association of American Geographers, a non-profit organization for research article writing and mailing.
4. Appellant alleged that the building is not suitable for a single family residence use and that it cannot be converted economically to other uses.
5. Opposition to the granting of this appeal was registered at the public hearing on the grounds that the building could be used as a single family residence and should not be used as offices for the appellant.

OPINION:

We are of the opinion that appellant has not proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties or undue hardship upon the owner.

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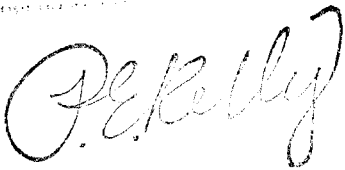
OPINION Cont'd:

Further, we hold that the requested relief cannot be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Therefore, the appeal is denied.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:   
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PATRICK E. KELLY  
Secretary of the Board